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Due to the introduction of an ENERGY STAR Program for Modular Homes by the Systems Building Research Alliance (SBRA), the New Jersey Energy Star Homes Program has implemented new procedures for modular projects. Builders will now have two options:

**Option 1: Utilize a Plant Certified Under the SBRA Program**

- Builder provides contracted Rating Company with home plans, a completed “Specification Submittal Form,” “Project Application”, and Manual J Load calculations required for analysis, along with documentation that the plant is certified.
- Rating Company completes an initial HERS Rating and works with the builder to determine any appropriate upgrades.
- Plants produce on a routine basis homes that comply with the national ESH and program requirements, and communicate with builder to determine specific requirements for compliance with NJ ESH.
- Homes have the SBRA **Quality Assured (QA) label** applied in the plant. Each home is shipped with a **Pre-Drywall Inspection Report** and **Inspection Checklist** as verification of completion of the in-plant inspection process.
- SBRA assumes responsibility for oversight of the third-party plant Certifiers and ongoing program quality assurance.
- Builder notifies Rating Company when the modules arrive at the site for scheduling of a mate-line inspection.
- Homes receive the EPA Energy Star label and incentives from NJESH following successful completion of final inspection and testing and approval by Market Manager.

**Option 2: Utilize a Plant NOT Certified Under the SBRA Program**

- Builder provides contracted Rating Company with home plans, a completed “Specification Submittal Form”, and “Project Application” and Manual J load calculations required for analysis, along with documentation that the plant is certified.
- Rating Company completes an initial HERS Rating and works with the builder to determine any appropriate upgrades.
- Builder/Rating Company communicates specific requirements for compliance with NJESH to plant.
- Plant and builder arrange for independent HERS rater to complete in-plant inspections. This inspection can NOT be completed by the plant QC representative. The cost of this work will not be paid by NJESH.
- Builder notifies Rating Company when the modules arrive at the site for scheduling of a mate-line inspection.
- Homes receive the EPA Energy Star label and incentives from NJESH following successful completion of final inspection and testing and approval by Market Manager.

NOTE: The attached “NJ ENERGY STAR Homes Process Flow for Modular Homes” provides additional detail on this procedure.

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